



**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING**

**HELD VIA VIDEO CONFERENCE**

**WEDNESDAY, SEPTEMBER 15, 2021  
7:00 PM**

**Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Vice-Chair)  
Rob Chorney  
Wendy Crowe  
Chad Neufeld  
Clark Kavolinas  
Scott Thompson  
Ella van Enter  
Garth White (8:00 pm)  
School Trustee Shelley Coburn  
Cst. Peter Mann  
Sgt. Suman Minhas

**Absent:** Mark Lesack

**Staff:** Carl Johannsen, Director of Development Services  
Roy Beddow, Deputy Director of Development Services  
Anton Metalnikov, Planning Assistant II  
Kelly Kenney, Corporate Officer

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Councillor Storteboom called the meeting to order and began by acknowledging that the land on which we gather is the traditional unceded territory of the Coast Salish people, including the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

**1) APPROVAL OF AGENDA**

It was **MOVED** and **SECONDED**

**THAT** the agenda for the September 15, 2021 Advisory Design Panel be approved.

**CARRIED**

2) **APPROVAL OF MINUTES**

It was MOVED and SECONDED

THAT the minutes of the July 21, 2021 Advisory Design Panel be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 08-21**  
**ZONING BYLAW AMENDMENT APPLICATION RZ 06-21**

19959-19985 56 Avenue, & 5643 & 5647 200 Street.

Roy Beddow, Deputy Director of Development Services, provided a brief overview of the Development Permit application and, in response to a question from a Panel member, advised that the subject property has been designated industrial by Metro Vancouver for several years now.

The following individuals entered the meeting:

Jack Priestley, Manager, Preconstruction, Orion Construction

Darcy Forcier, Architect, d. Force Design Inc.

Jessica Thiessen, Landscape Architect, KD Planning & Design

Ms. Forcier, presented the project providing an overview of the proposed industrial development with details on the following:

- Context plan
- Existing Street views
- Site plan

Jessica Thiessen provided details on the landscape plan or the development, including the retention of two mature trees on 200 St.

In response to questions from Panel members, Mr. Forcier advised that:

- No residential component is anticipated for the 3<sup>rd</sup> floor;
- Each unit has its own inside garbage and recycling area; there is no outside garbage storage;
- All units meet accessibility requirements of the Zoning Bylaw and the Building Code; other accessibility features include:
  - Accessible parking stall
  - 1.5m path to entrance of each unit
  - Elevator to access 3<sup>rd</sup> floor office
  - Interior hallway of Office A is accessible

- A pedestrian connection to the plaza connection to the north could not have an accessibility ramp due to the grade difference requiring it to be too long, but there could be steps;
- The white material in the renderings will be painted concrete;
- The position of the two plazas have been placed where they are in compliance with CPTED principles in order to keep eyes on the street; as the area evolves, hopefully it will become a more pedestrian friendly frontage;
- The mature trees that are being retained are Fir trees; there is an arborist on the development team to ensure the long-term health of these trees;
- The finer details of the plaza haven't been finalized yet, so the applicant can consider the suggestion to incorporate artwork that signifies that industrial area rather than the rock formations shown in the renderings;
- As the development has just the minimum parking requirements, none of the stalls between the buildings can be removed to green up that area with plants; however, the applicant can see if there are any opportunities for additional landscaping.

Mr. Johannsen referred to page 5 of the staff report which indicates how the number of required parking stalls was determined and advised that staff are comfortable with the 88 spaces.

- The applicant hasn't considered greening the roof or installing solar panels; however, the development does include several sustainability features including:
  - Providing more EV charging stations than required;
  - The building will be solar ready;
  - The roof material is designed to absorb and release heat;
  - Several bike racks are provided;
  - Design is intended to make the area as pedestrian friendly as possible

Mr. Johannsen reiterated that there were a number of sustainability components in the building design and perhaps there was the opportunity to install planters on the third-floor patio.

- The industrial property will be strata;
- The glazing on the windows at 200 St. and 56 Ave is transparent into the units, and the design will allow for reconfiguration of the space in the future to permit store front access on 56 Ave. if desired for another business use;

Mr. Johannsen advised that this industrial development is being reviewed by the Advisory Design Panel because an industrial development permit is required and the development is in a prominent location with arterial frontages.

- This development has had a CPTED review.

Mr. Priestley, Ms. Forcier, and Ms. Thiessen left the meeting.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

1. The ADP receive the staff report dated September 2, 2021 for information; and
2. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Create more pedestrian connections between plazas/paths along buildings and public sidewalks, with accessible access where possible;
  - b. Consider creating a plaza/user amenity area further to the west side of project (away from noisier 200th Street frontage);
  - c. Consider adding a public art piece/significant feature at corner plaza (200/56); and
  - d. Add more landscaping in the parking areas between Building A and B, along building faces and on 3rd floor patio. Consider use of structural soil to enable plantings/trees in parking areas.

CARRIED

4) **DEVELOPMENT PERMIT APPLICATION 09-21**  
**ZONING BYLAW AMENDMENT APPLICATION RZ 07-21**  
**OCP AMENDMENT APPLICATION OCP 05-21**

5370 & 5380 200 Street, 5371 & 5381 200A Street, 20010 & 20020 Michaud Crescent, & 20031-20051 53B Avenue.

Carl Johannsen, Director of Development Services, provided a brief overview of the Development Permit application.

In response to a question from a Panel member, Mr. Johannsen advised that staff had reviewed the two existing single-family homes adjacent to the development and are not concerned that they will become orphan lots as the

two lots together meet the size requirements for multi-family redevelopment in that area.

Garth White, Panel member, entered the meeting.

In response to a question from a Panel member, Mr. Johannsen advised that:

- as a part of the redevelopment of that area, there will be a new green way that will connect 53A Ave. to 53 Ave. with a new crosswalk which will help improve pedestrian safety through to Nicomekl Elementary School;
- the proponent is proposing a visitor parking rate that is higher than what is being recommended in the new Zoning Bylaw; as the City's Zoning Bylaw has not been updated in sometime, the new Zoning Bylaw takes into consideration such factors a declining car ownership rates and rapid transit coming to the area;
- there is no proposal for pay parking in the area.

The following individuals entered the meeting:

Jennifer Wall, Landscape Architect, VDZ+A  
Heather Greene, Project Manager, Keystone Architecture & Planning  
Eric Poxleitner, Sr. Principal, Keystone Architecture & Planning  
Tyler Tsang, Project Coordinator, Keystone Architecture & Planning  
Carley Leakey, COO, Tannin Developments  
Rob Workman, Site Superintendent, Tannin Developments

Ms. Greene presented the application, providing an overview of the building design with details on the following:

- Project data
- Context
- Transit 10-minute radius map
- Site plan
- Parkade plan
- Floor plans
- Site sections
- Exterior elevations
- Rendered elevations
- Material board
- Northwest perspective rendering
- Northeast perspective rendering
- Southeast perspective rendering
- Planter sections

The chair advised that Dale Regehr, President/CEO, Tannin Developments had entered the meeting

Ms. Wall provided details on the landscape design for the development.

In response to questions from Panel members, Ms. Green provided the following information:

- The design of the proposed wood planters is sleek and contemporary but the applicant can explore an alternative to using wood for the planters;
- With respect to the dog run area:
  - there will be baggies and a waste receptacle in the dog run area
  - the synthetic grass is designed to absorb urine and nitrogen
  - there will be the ability to hose down the area
  - can look at adjusting the access point so the outdoor kitchen area is not as near to the dog run area;
- The planters between the neighbouring buildings are intended to fill in the gap between the buildings up to the property line; the Hudson development will be responsible for maintaining them.
- The tenant mix is targeted to all demographics given the varied unit types, proximity to the SkyTrain station and elementary school, and the walkability to amenities and provision of accessible units;
- All bike racks are located inside the building;
- All windows in bedrooms are fully operable;
- There is no bike storage in units, the applicant can make sure the washer storage space is as efficient and usable as possible;
- The height difference from ground level at the Michaud intersection is less than 3 ft.

Mr. Regehr advised that he needed to leave the meeting but indicated he would be happy to discuss details of the plan further by telephone with any Panel members.

Mr. Regehr left the meeting.

- The unit breakdown is as follows:
  - 1 bed: 41 units
  - 1 bed + flex: 10 units
  - 2 bed: 34 units
  - 2 bed + flex: 12 units
  - 2 bed + flex (adaptable): 5 units
  - 2 bed (adaptable): 1 unit
  - 3 bed + flex: 5 units
  - Studio: 5 units

Ms. Wall, Ms. Greene, Ms. Leakey, Mr. Poxleitner, Mr. Tsang, and Mr. Regehr left the meeting.

Panel members provided further recommendations:

- Utilize a different surface treatment for the dog run area, not synthetic turf;
- There is not a lot of difference in building styles of the developer in the area, don't want to lose the residential feel of the area;
- Nearby schools are at capacity so developers and the City should bear this in mind;
- Put more effort into trying to get 31 tree plantings on the site.

In response to questions from a Panel member, Mr. Metalnikov advised that, as the City regularly liaises with the School District staff on new developments, they are aware of the increased density from this development.

Mr. Johannsen advised that City staff have had conversations with School District staff in developing the new OCP. School District staff have advised that there is the ability to add on to the schools, and in the very long term, the ability to build a new large school where the field is and then turn the old school into the field.

Mr. Beddow advised that, recently, City staff worked with School District staff to come up with projections over a 10-year period; from that work the projected number of new apartment units is 1879, with an estimate of 105 new students generated from those units. The school district has generated those numbers based on what the City gave them.

The Panel compiled a list of recommendations for the applicant.

It was MOVED and SECONDED

THAT

3. The ADP receive the staff report dated September 3, 2021 for information; and
4. The ADP recommends the applicant give further consideration to the following prior to the application proceeding to Council:
  - a. Utilize alternate planter materials (instead of wood);
  - b. Consider improved interface and access path between dog run and outdoor kitchen;
  - c. Update trellis to align with the form and character of building façade, and consider designing the trellis to provide cover for the outdoor kitchen;

- d. Show building footprint in context with other buildings;
- e. Consider additional landscaping on visitor parking deck and the site;
- f. Utilize alternate materials in synthetic turf area (soil bed and drainage); and
- g. Consider a unique façade variation at the corner of 200 and Michaud.

CARRIED

5) **NEXT MEETING:**

October 20, 2021

6) **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 9:17 pm.

CARRIED



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**ADVISORY DESIGN PANEL CHAIR**



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**DIRECTOR OF DEVELOPMENT SERVICES**